



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Constable Lee Crescent, Rossendale, BB4 8EN

### £450,000

#### TWO BEDROOM TRUE BUNGALOW NOT TO BE MISSED

Welcome to this generous two-bedroom true bungalow located on Constable Lee Crescent in the charming town of Rossendale. This delightful property is perfectly situated just a stone's throw from the bustling centre of Rawtenstall, making it an ideal choice for a single occupant or a couple seeking the convenience of single-storey living without sacrificing space.

As you step inside, you will find a blank canvas awaiting your personal touch. The bungalow boasts two well-proportioned bedrooms, one of which features an ensuite, providing both comfort and privacy. The living space is further enhanced by three versatile reception rooms, allowing for a variety of uses, whether it be a cosy lounge, a dining area, or a hobby room. Additionally, a study offers a quiet retreat for work or study, while a bright conservatory invites the outdoors in, perfect for enjoying sunny afternoons.

Practicality is also a key feature of this property, with a separate utility room to help keep your living space tidy and organised. Outside, you will benefit from off-road parking and a single garage, providing ample space for your vehicle and additional storage.

This bungalow presents a wonderful opportunity for those looking to create their dream home in a sought-after location. With its spacious layout and potential for personalisation, this property is not to be missed. Come and explore the possibilities that await you in this lovely Rossendale bungalow.

# Constable Lee Crescent, Rossendale, BB4 8EN

£450,000



- Two Spacious Bedrooms
- Council Tax Band E
- Viewing Essential
- Easy Access To Major Commuter Routes And Close Proximity To Local Amenities

- Tenure Freehold
- EPC Rating D
- True Bungalow Layout

- Three Versatile Reception Rooms
- Off Road Parking Available With Access To A Single Garage
- Ideal Home For A Couple Or Single Occupancy

## Ground Floor

### Entrance

UPVC double glazed door and windows to the vestibule.

### Vestibule

8'2 x 2'7 (2.49m x 0.79m)

Door to hall.

### Hall

Central heating radiator, coving, doors to bedroom one, bedroom two, snug, reception room one, reception room two, shower room, storage and linen cupboard.

### Bedroom One

14'6 x 10'10 (4.42m x 3.30m)

UPVC double glazed window, coving, central heating radiator, fitted wardrobes and door to en suite.

### En Suite

9'3 x 5'5 (2.82m x 1.65m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, direct feed shower, partial PVC panelling, part tiled elevation, extractor fan and tiled effect flooring.

### Bedroom Two

11'6 x 10'5 (3.51m x 3.18m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

### Snug

10'5 x 8'5 (3.18m x 2.57m)

UPVC double glazed window, central heating radiator, coving and open to kitchen.

### Kitchen

13'6 x 8'6 (4.11m x 2.59m)

UPVC double glazed window, wall and base units, laminate work top, oven in a high rise unit, four ring gas hob, glass splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, integrated dishwasher, fridge freezer, coving, tiled effect flooring, door to reception room two and open access to study.

### Study

10' x 5'9 (3.05m x 1.75m)

UPVC double glazed window, central heating radiator, coving, tiled effect flooring, UPVC double glazed door to conservatory and door to garage.

### Conservatory

16'7 x 9'3 (5.05m x 2.82m)

UPVC double glazed windows, solid roof, tiled effect flooring and UPVC double glazed French doors to rear.

### Garage

17'2 x 10' (5.23m x 3.05m)

Roller shutter remote door and door to utility.

## Utility

9'2 x 5'3 (2.79m x 1.60m)

UPVC double glazed window, stainless steel sink and drainer, wall mounted boiler, plumbed for washing machine, tiled floor and UPVC double glazed door to rear.

## Reception Room One

16'11 x 13'11 (5.16m x 4.24m)

Two UPVC double glazed windows, central heating radiator, electric fire, tiled hearth and surround and decorative mantel, UPVC double glazed French doors to rear.

## Reception Room Two

13'11 x 10' (4.24m x 3.05m)

Aluminium double glazed sliding doors to conservatory, central heating radiator, coving and double doors to reception room one and door to kitchen.

## Shower Room

8'4 x 5'2 (2.54m x 1.57m)

Hard wood double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, electric feed shower, tiled elevation, extractor fan and vinyl flooring.

## External

### Rear

Laid to lawn garden, paving, bedding areas and timber shed.

### Front

Laid to lawn garden, bedding area, block paved drive for off road parking for numerous vehicles and leading to a garage.

